



City of Carmel

Board of Zoning Appeals **Hearing Officer** Meeting Monday, July 27, 2026

Time: **5:30 P.M.**

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Hearing Officer: Kevin Rider

Note:

- This in-person meeting will be on Carmel TV and livestreamed on <http://carmelin.new.swagit.com/views/1>
- The meeting will be video/audio recorded with minutes taken by the BZA Meeting Coordinator

Agenda:

- A. Call to Order
- B. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- C. Public Hearings

(V) Hale Accessory Structures Variances.

The applicant seeks the following development standards variance approvals for a 112 SF shed and 196 SF pergola:

1. **Docket No. PZ-2026-00110 V** **UDO Section 5.02(B)(1)(a)** **Accessory Building**
Minimum Front Yard Setback on Corner Lots (and Through Lots), no residential Accessory Building shall be erected forward of any Principal Building; forward of Principal Building requested.
2. **Docket No. PZ-2026-00142 V** **UDO Section 5.02(B)(3)** **The combined square footage of the Ground Floor of a Private Garage and/or Accessory Buildings shall not exceed 75% of the Ground Floor Area of the Principal Building; 82% requested.**
The 0.49-acre site is located at 9605 Greentree Drive (Green Tree Country Club Estates, Lot 4). It is zoned S1/Residence - Cluster Platted Subdivision. Filed by Rodd Hale, Owner.

(V) Brinegar Deck Setback Variance.

The applicant seeks the following development standards variance approval for a pool deck.

3. **Docket No. PZ-2026-00143 V** **UDO Section 5.02(B)(1)(b)(i)** **Minimum 5-ft side yard setback for accessory uses required; 3.75-ft requested.**
The 0.41-acre site is located at 1507 Cool Creek Drive (Cool Creek Estates, Lot 163, Irregular Shape). It is zoned R-1/Residential. Filed by Kole & Emily Brinegar, owners.

(V) Ramos Outdoor Kitchen Variance.

The applicant seeks the following development standards variance approval for an outdoor kitchen area.

4. **Docket No. PZ-2026-00144 V** **UDO Section 5.02(B)(3)** **The combined square footage of the ground floor area of a private garage and/or accessory building shall not exceed seventy-five percent (75%) of the ground floor area of principal building, 114% requested.**
The 1.19-acre site is located at 1550 W 96th Street (*not located in any subdivision*). It is zoned S-1/Residential. Filed by Epifanio Carbajal, contractor on behalf of Noe Ramos, owners.

(V) Johnson Garage Addition Variance.

The applicant seeks the following development standards variance approval for the addition of an existing attached garage.

5. **Docket No. PZ-2026-00146 V** **UDO Section 5.02(B)(3)** **The combined square footage of the ground floor area of a private garage and/or accessory building shall not exceed seventy-five percent (75%) of the ground floor area of principal building, 78% requested.**

The .67-acre site is located at 873 High Drive (Eden Estates, Lot 234). It is zoned R-1/Residential. Filed by James Johnson, owner.

(V) Bishop Residence Variances.

The applicant seeks the following development standards variance approvals for a 6-ft privacy fence and a shed on a corner lot.

6. **Docket No. PZ-2026-00147 V** **UDO Section 5.09(B)** **Maximum 42-inch fence allowed in front yard with at least 25% visibility; 6-ft privacy fence requested.**
7. **Docket No. PZ-2026-00148 V** **UDO Section 5.02(B)** **On Corner Lots no residential Accessory Building shall be erected forward of any Principal Building; forward of principal building requested and Minimum Side and Rear Yard Setback: Easement plus 3-ft (10-ft and 20-ft easements exist). 13-ft and 23-ft setbacks required; 3-ft setback requested, (10-ft and 20-ft encroachments requested).**

The 0.35-acre site is located at 709 Howe Drive (Rohrer Woods, Lot 1). It is zoned R-1/Residential. Filed by David Bishop, Owner.

TABLED TO AUGUST 24 - (SU) Amazon Now Delivery Facility Special Use.

~~The applicant seeks the following special use approval for an Amazon Now facility:~~

- ~~8. **Docket No. PZ-2026-00149 SU** **UDO Section 2.43** **Industrial Special Use approval required for Storage/Distribution Facility.**~~

~~The 5.73-acre site is located at 12202 Hancock Street (Carmel Science & Technology Park, Block Pt 3). It is zoned M-3/Manufacturing Park District. Filed by Gretchen Kmetz of SGA Design Group on behalf of Nathan Eady of Amazon.~~

- D. New Business
- E. Old Business
- F. Adjournment

Dated: Friday, July 17, 2026 File: 07.27.26 hearing officer mtg.doc By: Bric Butler, PC/BZA Meeting Coordinator 317-571-2417, bbutler@carmel.in.gov
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BZA Members:

- Leah York (President), Appointed by the Mayor to a 4-year term expiring 12/31/2026
- Kevin Rider (Vice President), Appointed by the Mayor to a 4-year term expiring 12/31/2028
- Dennis Lockwood, Appointed by the Mayor to a 4-year term expiring 12/31/2027
- Vacant Position, Appointed by the City Council to a 4-year term expiring 12/31/2027
- Christine Zoccola, Appointed by the Plan Commission to a 4-year term expiring 12/31/2026